



**Modern Semi Detached Warehouse Unit
6,000 SqFt (557.4 SqM)**



Large shared yard with 8 car parking spaces



Open plan warehouse



Close Proximity to East Lancs and M6

For further information please contact:

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LOCATION

The property is located within the established Haydock Industrial Estate on Withins Road, just off Millfield Lane which is strategically located adjacent to the A580 East Lancashire Road and within 1 mile of junction 23 of the M6.

Haydock is a recognised location for distribution facilities in the North West being equidistant between Manchester and Liverpool and benefiting from excellent transport networks throughout the region. Occupiers in the area include Sainsbury's, Booker Belmont, The Book People and Costco.

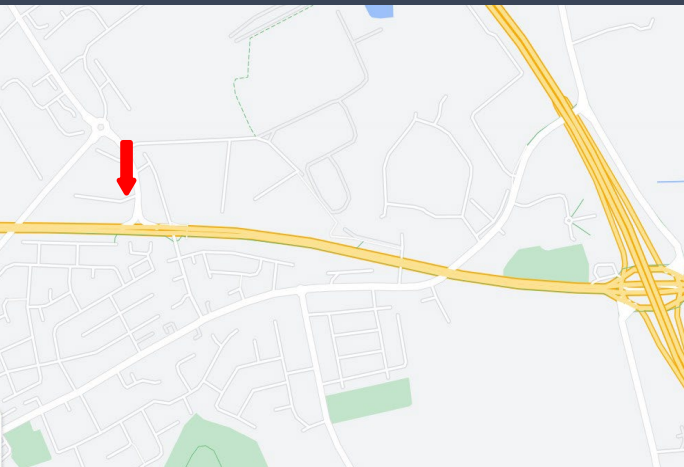
SPECIFICATION

The unit benefits from the following specification;

- Steel Portal Frame Construction with profile metal clad elevations/roof with a concrete floor
- Electric Level access loading door with a height of 5 metres
- 7m Eaves height to haunch
- Shared yard with 8 car parking spaces
- 3 phase power, water and gas supply

EPC

The EPCs have been prepared and are available on request.



ACCOMMODATION

	Sq ft	Sq m
Unit 7B	6,000	555.41

RENT

£7.50 per sq ft exclusive of VAT

TERMS

The property is available on a flexible short term basis thus providing ideal overspill storage space for a tenant requiring flexibility.

Landlord needs to maintain the flexibility of annual lease breaks in any lease to facilitate expansion of their business if the space needs to be re occupied.

BUSINESS RATES

The tenants will be responsible for payment of business rates direct to the Local Authority.

VAT

VAT if applicable will be charged at the standard rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



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